



**Jamieson Terrace, South Hetton, DH6 2SR**  
**3 Bed - House - Mid Terrace**  
**Starting Bid £67,500**

**ROBINSONS**  
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No Upper Chain \*\* Ideal Investment, Family or First Property \*\* Spacious Floor Plan \*\* Good Further Potential \*\* Village Location \*\* Good Road Links \*\* Outskirts of Durham & Sunderland \*\* Local Amenities \*\*

\*\* Being Auctioned through Robinsons in connection with the Great North Property Auction \*\* Start bids welcome from £67,500 \* Buyers Premium applies, please see full details for information \*\*

This delightful mid-terrace residence is located in the village of South Hetton, presenting an appealing and pragmatic living area. Highlighting a warm and inviting entryway leading to a spacious living room, this abode is ideal for both relaxation and social gatherings.

The entryway seamlessly flows into the thoughtfully designed kitchen, offering ample storage and preparation areas. The bathroom is fully equipped with a corner bath and fixtures, providing a serene retreat for relaxation and rejuvenation.

Ascending to the first floor, this residence boasts three generously proportioned bedrooms, each featuring inviting and spacious layouts suitable for family living. Additionally, there's a separate WC accessible through the second bedroom.

Externally, the property includes a front garden and a block-paved rear garden with double gates, ensuring the possibility for off-street parking and a secure outdoor area for family leisure and entertainment.

Nestled in the village of South Hetton, this property allows easy access to various local amenities such as shops and schools. With excellent transport connections to neighboring areas, this residence is a perfect choice for those seeking a functional and conveniently located living space.

Moreover, this property is offered without an onward chain, streamlining the buying process for potential owners, making it a swift and hassle-free purchase.



**GROUND FLOOR**

**Entrance**

**Lounge**  
11'9" x 15'1" (3.6 x 4.6m)

**Kitchen**  
10'9" x 10'2" (3.3 x 3.1m)

**Rear Lobby**

**Bathroom/WC**  
8'6" x 4'3" (2.6 x 1.3m)

**FIRST FLOOR**

**Bedroom**  
10'5" x 13'9" (3.2 x 4.2m)

**Bedroom**  
9'6" x 12'1" (2.9 x 3.7m)

**Bedroom**  
9'10" x 6'6" (3 x 2m)

**En-Suite WC**

**AUCTION NOTE**  
Auctioneer Comments This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of

documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change. Referral Arrangements: The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

- AGENT NOTES**  
Property Construction: Traditional  
Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas Central Heating  
Broadband: Basic 5 Mbps Superfast 80 Mbps Ultrafast 9000Mbps  
Mobile Signal/Coverage: Average  
Flood Risk: Very low

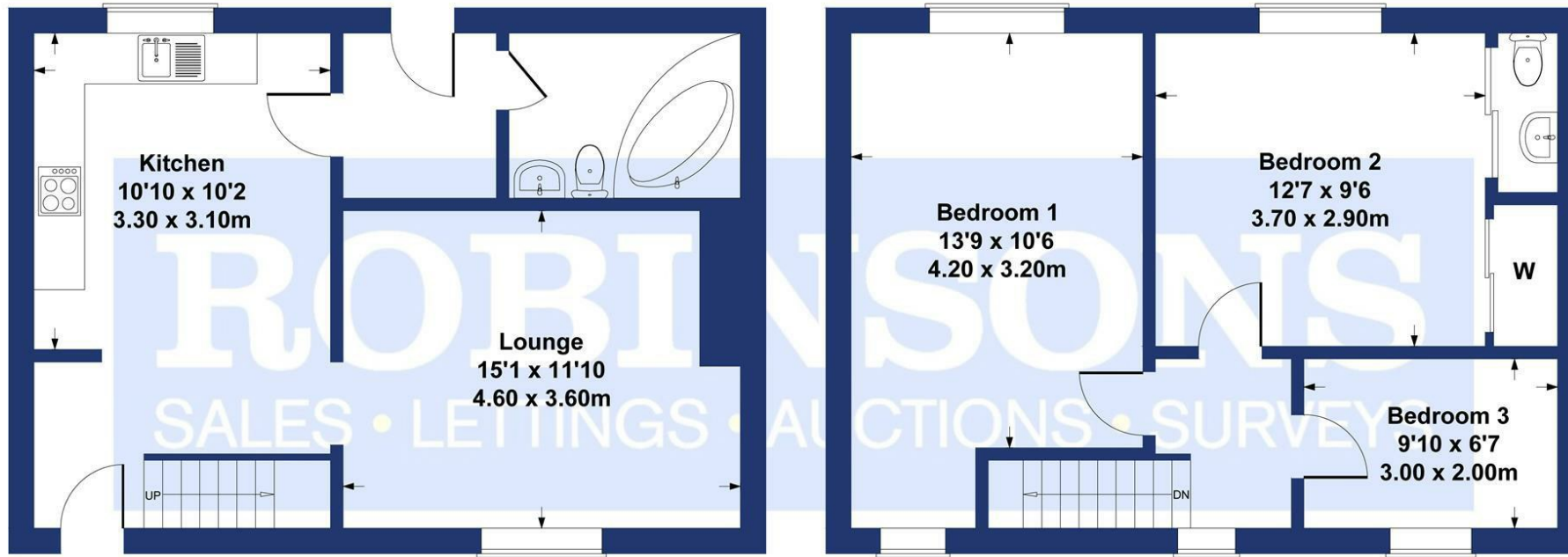
Disclaimer:- The above information has been obtained from OnTheMarket.com. This and any additional information relating to Material Information part A, B & C should be confirmed and clarified by a legal representative or relevant authorities.





# Jamieson Terrace

Approximate Gross Internal Area  
1055 sq ft - 98 sq m



GROUND FLOOR

FIRST FLOOR

## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 84        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   | 49      |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.